

AMENDING OFFICIAL ZONING MAP

SOUTHEAST QUADRANT OF MERRITT DRIVE AND GREEN POINT DRIVE

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-9 Residential Single Family to Conditional District – Neighborhood Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the eastern right-of-way line of Merritt Drive and the southern right-of-way line of Green Point Drive; thence along said southern line S84°29'E 176.58 feet to a point; thence S06°51'W 86.32 feet to a point; thence N88°53'W 125.65 feet to a point in the eastern right-of-way line of Merritt Drive; thence along said eastern line N21°40'W 107.91 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-9 Residential Single Family to Conditional District – Neighborhood Business is hereby authorized subject to the following use limitations and conditions:

- 1) Freestanding signage shall be prohibited.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on June 23, 2006.